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## Ridge Hill Lane, Stalybridge, SK15 1BJ

This stylishly presented and extended, three bedroom semi detached property simply must be viewed internally to be fully appreciated. Having undergone a comprehensive up-grading and modernisation programme the property boasts numerous quality features including a stunning open plan kitchen/dining/family area having central island with bi folding doors across the rear of the extension helping to bring "outside in".

The property has good access to all local amenities with Stalybridge Town Centre being within easy reach. The Town Centre's bus and train stations provide excellent commuter links. There are several local junior and high schools within the vicinity making the property ideally suited to a growing family. Other amenities close by include Stamford Park and Tameside General Hospital and also within the surrounding area there are several countryside walks within easy access.

**Offers In The Region Of £260,000**

# Ridge Hill Lane, Stalybridge, SK15 1BJ

- Stylishly Presented 3 Bedroom Semi Detached
- Ground Floor Wet Room/WC and First Floor Bathroom
- Large Driveway Providing Ample Off Road Parking
- Fitted Wardrobes to all Bedrooms
- Stunning Extended Ground Floor Accommodation
- Landscaped Rear Garden with Covered Hot Tub
- Popular and Convenient Residential Location
- Stunning Open Plan Dining Kitchen/Family Room
- High Quality Kitchen with Numerous Integrated NEF appliances
- Bi-folding Doors Bringing the "Outside In"

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, Lounge with feature fireplace, stunning open plan Kitchen Diner with Family Room area, Wet Room/WC, Utility

To the first floor there are 3 Bedrooms each with fitted hand or built-in wardrobes, Bathroom/WC with white suite

Externally there is a large driveway providing off road parking for several vehicles. The fully enclosed rear garden has been landscaped with Indian stone flagged patio with further raised astro-turfed section. The rear garden includes a covered hot tub which is to be included in the sale.

## The Accommodation in Detail:

### Entrance Porch

Composite style double glazed security door, two uPVC double glazed windows, built-in storage cupboard

### Lounge

15'2 x 12'10 (4.62m x 3.91m)

Feature fireplace accommodating a living flame pebble effect gas fire, uPVC double glazed bow window, central heating radiator

### Dining Kitchen/Family Room

15'1 increasing to 15'6 x 20'0 reducing to 8'8 (4.60m increasing to 4.72m x 6.10m reducing to 2.64)

Single drainer inset sink with resin stone work surfaces, comprehensive range of wall and floor mounted units, associated larder units, matching

island unit with hidden drawers, Neff appliances include a built-in sliding oven, combination steam oven with warming drawer, induction hob with extractor unit over, integrated dishwasher, recessed spotlights, tiled floor, contemporary central heating radiator, two double glazed Velux style windows (one electronically operated), uPVC double glazed bi-folding doors.

### Wet Room

6'3 x 6'2 reducing to 5'0 (1.91m x 1.88m reducing to 1.52m)

Contemporary white suite having shower area, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, contemporary towel rail/radiator, uPVC double glazed window

### Utility Room

7'0 reducing to 6'6 x 4'9 (2.13m reducing to 1.98m x 1.45m)

Plumbed for automatic washing machine, space for dryer, uPVC double glazed window, tiled floor, central heating radiator

### First Floor:

#### Landing

### Bedroom (1)

12'10 x 8'8 (3.91m x 2.64m)

Fitted wardrobes and bedroom furniture, uPVC double glazed window, central heating radiator

### Bedroom (2)

8'8 x 8'5 (2.64m x 2.57m)

Built-in wardrobes, built-in storage cupboard, uPVC double glazed window, central heating radiator

### Bedroom (3)

10'0 x 6'3 (3.05m x 1.91m)

Including bulk-head storage wardrobe, uPVC double glazed window, central heating radiator

### Bathroom/WC

6'3 x 5'6 (1.91m x 1.68m)

White suite having panel bath with electric shower over, pedestal wash hand basin, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, uPVC double glazed window

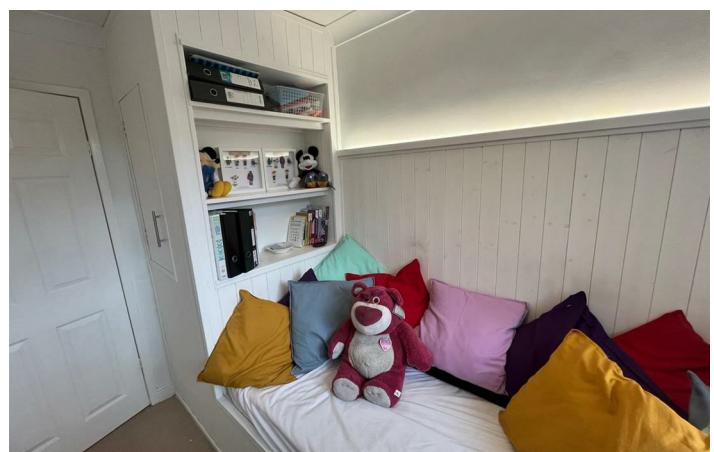
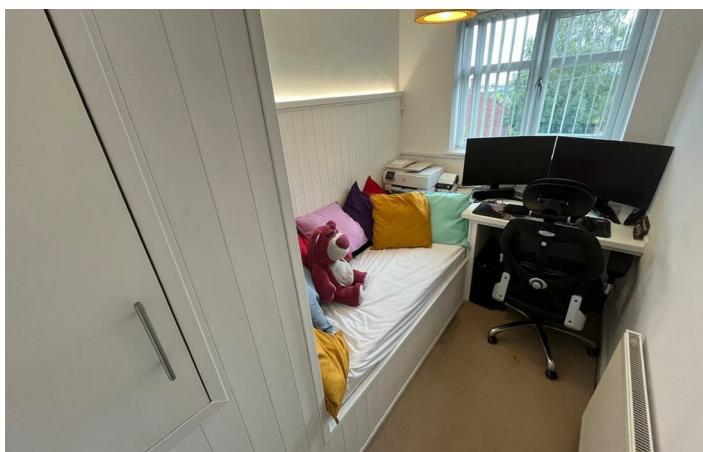
### Externally:

Driveway to the front of the property provides off road parking for several vehicles, EV charger, border plants and shrubs.

The enclosed rear garden has an Indian stone flagged patio and a raised astro-turfed section with border plants and shrubs. Also incorporated within the rear garden there is a covered area with hot tub.



## Directions



# Floor Plan



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	
72	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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